

LAND BOARD AGENDA ITEM
November 17th, 2008

**FINAL APPROVAL FOR LAND BANKING SALES # 220, 341, 399,
400, 401, 402, 404, 405, 406, 407, 408, 416, 426, 428, 432, 433, &
494
CHOUTEAU COUNTY**

Seller: State of Montana, Department of Natural Resources
and Conservation

Nominators: Parcel 220 – Lessee Sam Schaner

Parcel 341 – Lessee Helen Fultz

Parcels 399, 400, 401, 402, 404, 405, 406, 407, 408,
416, 426, 428, 432, 433, & 494 - Department of
Natural Resources and Conservation, Northeast Land
Office.

Location: Parcel 220 – 21 miles west of Fort Benton

Parcel 341 – 24 miles northeast of Fort Benton

Parcels 399, 400 & 401 – 32 to 35 miles southeast of
Fort Benton

Parcel 402 – 20 miles east of Great Falls

Parcel 404 – 5 miles south of Fort Benton

Parcel 405 – 9 miles south of Fort Benton

Parcels 406 & 407 – 8 miles west of Fort Benton

Parcel 408 – 18 miles east of Fort Benton

Parcel 416 – 12 miles north of Fort Benton

Parcel 426 – 49 miles northeast of Fort Benton

Parcel 428 – 48 miles northeast of Fort Benton

Parcel 432 – 54 miles northeast of Fort Benton

Parcels 433 & 494 - 28 miles north of Fort Benton

Property Characteristics: Parcels 220, 341, 399, 400, 401, 402, 404, 405, 406, 407, 408, 416, 426, 428, 432, 433, & 494 – Remote, smaller grazing land parcels, except 8 acres of ag land on parcel 401

Access: Parcel 220 - This tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Parcels 341, 399, 400, 401, 402, 404, 405, 406, 407, 408, 416, 426, 428, 432, 433, & 494 – are not legally accessible to the general public because they are surrounded by private land.

Background: In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In September 2008 the Board set the minimum bids at the appraised values with access as follows:

Sale #	# of Acres	Legal	Minimum Bid	Trust
220	80	S½SW¼ Section 17, T24N-R5E	\$24,000	State Industrial School
341	40	SE¼SE¼, Section 21, T26N-R12E	\$10,000	Common School
399	102.83	Lots 3 & 4 Section 6, T20N-R13E	\$25,708	Common School
400	80	N½SE¼ Section 9, T20N-R13E	\$20,000	Common School
401	40	NE¼ NW¼ Section 30, T20N-R13E	\$13,800	Common School
402	80	W½ NE¼ Section 32, T21N-R7E	\$20,000	State Industrial School
404	40	SW¼SE¼ Section 12, T23N-R8E	\$10,000	Schools of Mines
405	40	SW¼SW ¼, Section 35, T23N-R8E	\$10,000	Schools of Mines
406	40	SW¼NW¼, Section 11, T24N-R6E	\$10,000	State Industrial School
407	40	SE¼NE¼, Section 10, T24N-R6E	\$10,000	State Industrial School
408	45.47	Lot 4, Section 4, T24N-R11E	\$11,368	Common School
416	40	NE¼NW¼, Section 18, T26N-	\$10,000	State Industrial School

		R7E		
426	40	SE¼NE¼, Section 2, T27N-R16E	\$10,000	Public Buildings
428	40	NE¼NE¼, Section 24, T27N-R16E	\$10,000	Public Buildings
432	40	SE¼SE¼, Section 33, T27N-R17E	\$10,000	Public Buildings
433	40	SW¼NW¼, Section 3, T28N-R8E	\$12,760	State Industrial School
494	38.92	Lot 1, Section 3, T28N-R8E	\$9,730	State Industrial School
Total			\$227,366	

Sale Price:

These parcels were sold at public auction on October 29, 2008. There was no competitive bidding and all parcels were sold for the minimum bid amounts listed above.

Recommendation:

The Director recommends final approval of Land Banking Sale Parcels # 220, 341, 399, 400, 401, 402, 404, 405, 406, 407, 408, 416, 426, 428, 432, 433, & 494 for the combined purchase price of \$227,366. These sales will be closed within 30 days of approval.